042.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,014,700 / 1,014,700
					USE VALUE:	1,014,700 / 1,014,700
					ASSESSED:	1,014,700 / 1,014,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		WYMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENOIT PAUL C
Owner 2:	BIONDI JANE
Owner 3:	
Street 1:	50 WYMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 2174 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	548,300	3,700	462,700	1,014,700
Total Card	0.121	548,300	3,700	462,700	1,014,700
Total Parcel	0.121	548,300	3,700	462,700	1,014,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.74 | /Parcel: 466.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 29551
GIS Ref:
GIS Ref:
Insp Date: 06/04/19

!3587!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	548,100	3700	5,280.	462,700	1,014,500	1,014,500	Year End Roll	12/18/2019
2019	101	FV	376,000	3700	5,280.	491,600	871,300	871,300	Year End Roll	1/3/2019
2018	101	FV	376,000	3700	5,280.	358,600	738,300	738,300	Year End Roll	12/20/2017
2017	101	FV	376,000	3700	5,280.	312,300	692,000	692,000	Year End Roll	1/3/2017
2016	101	FV	376,000	3700	5,280.	266,100	645,800	645,800	Year End	1/4/2016
2015	101	FV	355,300	3700	5,280.	260,300	619,300	619,300	Year End Roll	12/11/2014
2014	101	FV	355,300	3700	5,280.	214,000	573,000	573,000	Year End Roll	12/16/2013
2013	101	FV	355,300	3700	5,280.	203,600	562,600	562,600		12/13/2012

PRINT

Date	Time
12/10/20	18:48:10

LAST REV

Date	Time
07/23/19	09:11:56
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3587

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOHM-NORBERG CR	31435-16		5/25/2000		465,000	No	No		
	19149-593		6/1/1988		277,200	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2018	57	Addition	142,272	C				
7/14/2015	931	Siding	2,000		7/14/2015			Reshingle back of
6/11/2014	648	Siding	2,000					
7/7/2010	793	Redo Bat	6,850					
6/25/2001	423	Redo Bat	6,000	O				
9/27/1998	684	Manual	3,000					REPAIR BASEMENT
11/9/1993	562	Manual	2,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2019	Measured	DGM	D Mann
6/4/2019	Permit Visit	DGM	D Mann
11/12/2015	Permit Insp	PC	PHIL C
6/26/2014	External Ins	PC	PHIL C
1/31/2009	Meas/Inspect	345	PATRIOT
8/11/2000	MLS	MM	Mary M
3/2/2000	Meas/Inspect	268	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29551
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	80.	1.10	1									462,722						462,700	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 462,722 | Spl Credit | Total: 462,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13298059
Const Adj.:	1.01989794
Adj $ / SQ:	150.218
Other Features:	89250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	614738
Depreciation:	66392
Depreciated Total:	548346

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

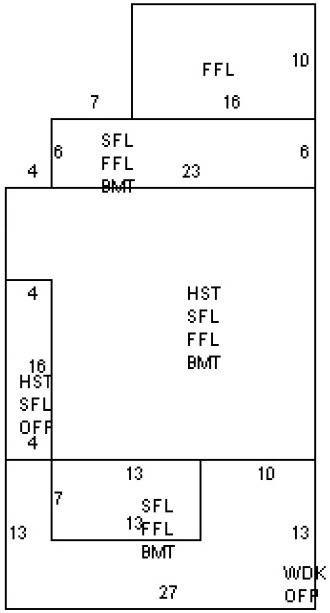
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	199.79
Special Features:	0	Val/Su Net:	153.54
Final Total:	548300	Val/Su SzAd	252.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	973	150.220	146,162
SFL	Second Floor	877	150.220	131,741
BMT	Basement	813	45.070	36,638
HST	Half Story	324	150.220	48,671
OFP	Open Porch	324	22.020	7,135
WDK	Deck	260	10.040	2,611

Net Sketched Area:	3,571			Total:	
Size Ad	2174	Gross Are	9946	FinArea	2174

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700